

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING**

TIME AND PLACE: **Thursday, June 8, 2006, @ 6:30 P.M.**
 Office of Zoning Hearing Room
 441 4th Street, N.W., Suite 220-South
 Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 05-43 (Map amendment to include Squares 344, 373, and 374, and National Park Service Reservation 174 (the property formerly developed with the old convention center) in Housing Priority Area B and text amendment to § 1706.8 (b) of 11 DCMR, to reflect the inclusion of the site in the Housing Priority Area B.)

THIS CASE IS OF INTEREST TO ANC 2F

On December 30, 2005, the Office of Zoning received an application from Office of Planning requesting approval of an amendment to the Zoning Map and an amendment to section 1706.8 (b) of 11DCMR to include Squares 344, 373, and 374, and National Park Service Reservation 174 pending possible transfer of jurisdiction, within Housing Priority Area B. The Office of Planning report dated January 9, 2006 served as both the setdown report and prehearing statement. The case was set down for hearing on January 9, 2006.

The subject site is in the DD/C-3-C Zone District. The 10.16-acre site was formerly developed as the convention center for Washington, D.C. and is currently used as a temporary commuter parking lot as approved by the BZA Application No. 17145. The site is located in the central business district and is immediately adjacent to the southwest corner of Mount Vernon Square. It is bounded by New York Avenue on the north, and 9th, H and 11th Streets on the east, south and west. It contains the former rights of way of 10th Street and I Street, N.W.

The DD/C-3-C zone classification (without inclusion within a housing priority area) allows for a maximum FAR of 6.5 as a matter of right, with height as permitted by the Height Act. The DD overlay is applied to the core of the Downtown area.

If included within the Housing Priority Area B the provisions of §1706.5 would apply; in general the site would be allowed a maximum FAR of 9.5 (10.0 through transferred development rights or bonus density), a requirement for no less than 3.5 FAR of residential use on-site or through a combined lot development, and a maximum height would be as permitted by the Height Act.

Proposed amendments to the Zoning Regulations and Map of the District of Columbia are authorized pursuant to the Zoning Act of 1938, approved June 20, 1938 (52 Stat. 797; D.C. Official Code § 6-641.01 *et seq.*)

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The public hearing on this case will be conducted as a rulemaking in accordance with the provisions of § 3021 of the District of Columbia Municipal Regulations, Title 11, Zoning. The Commission will impose time limits on testimony presented to it at the public hearing.

All individuals, organizations, or associations wishing to testify in this case should file their intention to testify in writing. Written statements, in lieu of personal appearances or oral presentations, may be submitted for inclusion in the record.

Information should be forwarded to the Secretary of the Zoning Commission, Office of Zoning, Suite 210, 441 4th Street, N.W., Washington, D.C. 20001. Please include the number of the particular case and your daytime telephone number. **FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.**

CAROL J. MITTEN, ANTHONY J. HOOD, JOHN G. PARSONS, MICHAEL G. TURNBULL, AND GREGORY N. JEFFRIES ----- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JERRILY R. KRESS, FAIA, DIRECTOR, AND BY SHARON S. SCHELL, ACTING SECRETARY TO THE ZONING COMMISSION.